

**NORTH SMITHFIELD
SCHOOL BUILDING COMMITTEE**

June 7, 2007

KENDALL DEAN

5:30 P.M.

BOARD MINUTES

Present: David Chamberland, Paul Vadenais, Jane Biron, Scott Majeau, Stephen Lindberg, Edward Yazbak.

Others present: John Lahar, Robert Desrochers, Gary Ezovski, Eric Butash, Ron Fagnoli, Charles Roberts, Russ Ferland, Mathew Snethen and Dr. Benoit.

This meeting was called to order at 5:37 p.m. Roll Call was called by Jane Biron.

Open Forum

Dr. Benoit addressed the board concerning comments made by some members of the community such as an “eye sore” and how many trees were destroyed. According to Charles Roberts 45 trees were

harvested not destroyed. Dr. Benoit suggested informing the public and also using this project as lessons in our schools. Use it as an opportunity! According to Charles Roberts there was 100 cubic yards of wood chip and 72 yards of asphalt that was recycled. Gilbane will work with Stephen Lindberg to incorporate this project with Cadd, music videos, math exercises and science classes. Future planting of trees will be addressed by the board at a later date. Dr. Benoit suggested that seedlings be obtained and given to students to plant in their own yards.

Eric Butash described the specs for technology in the middle school currently estimated at \$275,000. He has comprised a list of items needed with an estimated amount of \$600,000. This includes hardware, software, licenses, etc. Much of the increase is determined in the amount of drops. Fiber Optic is greatly needed to run between the high school and the middle school. Use of copper wiring along with fiber should be used to avoid future trouble. David Chamberland asked Eric Butash to supply a breakdown and other concerns in writing. Stephen Lindberg asked Eric to meet with Mathew Snethen to project the technology needs. The outcome will be supplied to the board by next week. Edward Yazbak suggested that the Town may be approached for additional money for technology.

The minutes of the May 3, 2007, meeting were reviewed and motion to approve was made by David Chamberland and seconded by Jane Biron. Edward Yazbak requested that the amount of \$1M be included

in paragraph #4 regarding the septic system of the minutes. The committee unanimously approved the minutes.

Motion to approve Requisition #10 in the amount of \$797,244.60 for Construction Management service for the period through May 31, 2007 was made by David Chamberland and seconded by Edward Yazbak. The committee unanimously approved except Stephen Lindberg abstained. Paul Leclerc will meet with David Chamberland and Charles Roberts every third Wednesday of the month to review progress on site.

Edward Yazbak made motion to approve invoice #31739 for professional services supplied by Joseph J. Reale, Jr., Ltd. in the amount of \$1,199.45. Jane Biron seconded the motion. The committee unanimously approved except Stephen Lindberg abstained.

A letter will be drafted to the finance director to pay the above invoices.

Neighbor's Well – Russell Ferland's meeting with the state was postponed. The neighbor obtained the services of a lawyer and at this time will not speak to Gilbane. Her well is the only one affected. She also wants everything in writing. Paul Vadenais met with her in person. He explained everything that was going to take place. At this time a variance from the Department of Health is needed.

Mathew Snethen, Joe Reale and the neighbor's lawyer will meet in the near future. They do not have any interest in holding up the project. They just want to make sure everything is in order. David Chamberland did speak to Jeff Gladstone, the neighbor's lawyer, regarding the planned procedure.

Gary Ezovski explained that the impact of the future of her septic tank should be her only concern. In the future a possibility of using her front yard should be considered. The Department of Health recommended the site of well.

David Chamberland stated a building permit is needed at this time (a foundation permit is in place). This matter should be settled shortly.

Stephen Lindberg stated that the two attorneys, David DeQuattro, Charles Roberts, Russ Ferland, and David Chamberland will meet with a presentation explaining where AB & C wells are located and relates to our ISDS system. This can be resolved in one meeting. Also, a proper presentation with the neighbor should take place. David DeQuattro is trying to set up the meeting. He should be the only contact and David Chamberland will contact Joseph Reale. Edward Yazbak felt all information should come from David Chamberland. All board members should refer everything to Mr. Chamberland. Scott Majeau inquired if there was enough work to do while waiting for the well situation to be resolved. A lot of site work

needs to be done. Beyond the foundation the shelfwork needs Bob Benoit's approval even though the full permit is not yet in.

List of Alternates - Charles Roberts explained that if the board rejects any alternates it must be done tonight along with the approvals.

David Chamberland expressed Gilbane's feelings, do not spend money from the contingency fund but some things are necessary and have time constraints. Gilbane is keeping a running contingency spreadsheet.

Charles Roberts – Explained the alternates:

#1 Concrete walks around the high school should be done first and around the middle school before opening.

#2 Concrete Ramp/Bus Turnaround is in the GMP

#3A, B Football Field and track – needs discussion

#4 Turn baseball field around, add lights.

#4A & B Sod in lieu of seed in the field

5A & B Wood in lieu of resilient flooring in gym

#6 Vinyl Quartz tile flooring

#7A, B, C Vinyl Quartz Tile flooring, rubber flooring, carpet

#8 Building integrated Photovoltaic Panels – Might not gain a grant from the state.

#9 Radon Mitigation System is in the GMP

#10 Speech Amplification

#11 Precast Curbs

#12 Well Water Tank is in the GMP

#13 Delete Acid Waste & Vent System must be rejected.

#14 Well Piping from Well is in the GMP

#15 Well Piping from Well C to MS must be rejected.

#16 HS & Elem. Security System is already approved.

#17 HVAC System Commissioning

Stephen Lindberg asked for information regarding the alternate Stainless Steel to Baker's Pride in the kitchen and would like to revisit this at a later time.

David Chamberland asked for a discussion on the alternates.

#1 David Chamberland would like to spend the \$54,100 for concrete at the high school.

#2 Already approved.

#4,4A, 4B Reject - Stephen Lindberg asked if the field was not sod could the field be used by the next season. No not with loam and seed. Robert Desrochers suggested use of the field to home games only next season and the seed should come in nicely.

#5A David Chamberland asked Charles Roberts for changes regarding the gym floor could it be poured and than later a wood floor be installed. John Lahar asked why a/c was needed with a wood floor since this was not done in the past and he felt it wasn't necessary. Mathew Snethen explained it is the recommendation by the flooring companies now with new wood floors. Stephen Lindberg agreed with

John Lahar. David Chamberland motioned to Gilbane to install a depressed slab in the gym so that a wood floor could be added at a later date. Paul Nordstrom second the motion. The committee unanimously approved the motion.

#6 & 7 A Decision is needed by August.

#11 Precast curbs was previously voted on and approved.

#13 and #15 Rejected

#16 Was previously approved.

#17 Paul Vadenais asked if a grant for the commissioning was still available. Mathew Snethen explained NationalGrid will, but only on the electrical portion of the commissioning. This would result in savings on other aspects such as oil. Edward Yazbak mentioned the money saved could be spent on safety and training of maintenance personnel.

Voting on the Alternates

#1 Concrete Walks in lieu of Bituminous Walks – David Chamberland made motion for approval of the concrete walks at the high school only. Paul Nordstrom seconded the motion. This motion was withdrawn. After further discussion Edward Yazbak made motion to approve the alternate #1 in full. Paul Nordstrom seconded the motion. This motion was withdrawn.

At this time the Owner's Contingency Analysis was discussed. Charles Roberts explained that #20 was approved by the board and is

waiting for the Town Council's approval.

#30 Boulders being excavated are being negotiated with Fleet.

#40.1 High school leach field needs to be pumped out.

#40.2,3,4,5 Was briefly explained by Charles Roberts

Builder's Risk Policy - Paul Vadenais backed the date to May 15, 2007. Edward Yazbak made motion to recommend to the Finance Director and the Town Council to pay the total premium of \$1,115 for period 5/15/07 to 6/30/08 as quoted by The Trust. David Chamberland seconded the motion. The committee unanimously approved the motion.

Testing Contract – Tabled

New Business

Russ Ferland addressed the high school leach field. There might be a clog in the pipes, since water is getting out in some pipes. To install new pipes would cost around \$200,000 and is a long range repair. Paul Vadenais asked why last month a good report was received and now the system is almost in failure. Russ Ferland described the system as not being in failure, but does need attention. The D box, detention box, was located and found to not be working properly. Paul Nordstrom asked if after school is out could the lines be gemmed. Mr. Ferland felt that was not possible. The system was inspected and recommendations were made at the beginning of the

project. David Chamberland felt information received was not consistent. Why? Russ Ferland stated that thinking of repairs at this time was necessary. The system is good for three years. Edward Yazbak asked if the middle school leach field be enlarged to help the high school. Not as presently designed. Can it be changed? Russ Ferland felt not at this time, a scheduling issue, must reapply for a ISDS.

Stephen Lindberg asked what the alternative is. Russ Ferland suggested to dig up the whole system to replace the pipes (permit needed for this also). The cost would be approximately \$200,000 with new pipes. Gary Ezovski stated when inspecting fields cannot look at every piece of pipe. This is a large piece of land. Flags are now popping up. What about doing probing? Charles Roberts stated water coming out of the ground, perculating, even after the system was pumped down. The high school uses 2,000 gallons of water every day. Effluence is going into the foundation, how do you stop it.

Math Snethen explained a wall with large footings was built to stop the leach field from traveling to the middle school excavation work. David Chamberland asked if the storm drain flow into the field – a possibility. Paul Vadenais stated that if the stream that flows into a pipe across the field into a drain/catch basin near the new project might cause a problem.

David Chamberland felt more investigation is needed and a decision will be made later.

Russ Ferland suggested the committee needs to direct Gilbane to get a televised inspection. David Chamberland stated that the Town Council approved \$5,000 to inspect the septic system.

Interior Finishes Presentation - Mathew Snethen presented the ground force block and suggested that behind the lockers should be concrete blocks and just painted. Tonight he would like an approval of the colors. The doors would be cherry wood in Autumn color. A sample wall will be built to display the color scheme. Stephen Lindberg made motioned to recommend to Gilbane to approve the colors green and beige. David Chamberland seconded the motion. The committee unanimously approved the motion.

Construction Schedule Update – Charles Roberts met with the Hoops Association. They are now waiting for NationalGrid to install the electricity. By next Friday the courts should be ready. A gate will also be installed in the fencing.

Regarding the project, footings will be poured next week. The steel is due for delivery by July 31st.

Alternates

#1 Concrete Walks – Stephen Lindberg agreed with Ron Fagnoli that a portion of this should be voted on only. Edward Yazbak motion to approve the pouring of concrete at the high school only in the

amount of \$54,100 to Gilbane. David Chamberland seconded the motion. The committee unanimously approved the motion.

#4 Baseball Field – David Chamberland made motion to reject this alternate to Gilbane. This motion was seconded by Paul Nordstrom. The committee unanimously approved the motion.

#4A Baseball Field – Edward Yazbak made motion to reject this alternate to Gilbane. Paul Nordstrom seconded the motion. The committee unanimously approved the motion.

#4B Softball Field – Edward Yazbak made motion to reject this alternate to Gilbane. Paul Nordstrom seconded the motion. The committee unanimously approved the motion.

#6 Vinyl Quartz Tile Flooring and #7 A, BC Vinyl Quartz Tile Flooring at Corridors, Rubber Flooring and Carpet in Corridors – Edward Yazbak made motion to table these alternates. David Chamberland seconded the motion. The committee unanimously approved the motion.

#8 Building-Integrated Photovoltaic Panels – Edward Yazbak made motion to reject this alternate to Gilbane. David Chamberland seconded the motion. The committee unanimously approved the motion.

#10 Speech Amplification – Edward Yazbak made motion to reject this alternate to Gilbane. David Chamberland seconded the motion. The committee unanimously approved the motion.

#13 Delete Acid Waste & Vent System – Edward Yazbak made motion to reject this alternate to Gilbane. David Chamberland seconded the motion. The committee unanimously approved the motion.

#15 Well Piping from well C to the Middle School – Edward Yazbak made motion to reject this alternate to Gilbane. Jane Biron seconded the motion. The committee unanimously approved the motion.

#17 HVAC System Commissioning – David Chamberland made motion to reject this alternate to Gilbane. Paul Nordstrom seconded the motion. David Chamberland asked if this amount could be spent tonight. Stephen Lindberg agreed. David Chamberland suggested the use of the commissioning agent instead. Edward Yazbak suggested not to exceed \$15,000. David Chamberland amended the motion not to exceed \$15,000 to review shop drawings. Jane Biron asked if a report from the commissioning agent was received. The report was given to Gilbane. The committee unanimously approved the motion.

15 Year Cost Analysis – Field Turf vs. Natural Grass – David Chamberland felt this was a great plan to be viewed by the entire community. Paul Leclerc was in favor as was Linda Thibault and

Robert Lowe. Funding was a concern. The 1.6 M bond would need Town Council approval.

Edward Yazbak stated a meeting was held with Robert Lowe, Jill Gemma, Stephen Lindberg and Edward Yazbak to discuss payment of the football field from the original 8M bond. The Town could use 1.1M. They recommended the board go with the field and track. They will commit to the whole project. After this the town should have 1.5M left for other projects.

Stephen Lindberg presented the 15 Year Cost Analysis. Edward Yazbak added to the presentation that this field could also generate revenue. The board felt that the analysis was very well done.

Scott Perry made motion to approve #3 Football Field to Gilbane. Paul Nordstrom seconded the motion. Gary Ezovski asked if purchase of additional land for the complex was a possibility, for example, across from the high school. David Chamberland agreed. Edward Yazbak stated at the Town Council's meeting discussion regarding acquisition of additional land was mentioned but money was not available. Gary Ezovski high recommended the purchase of additional land. There will be no money left after this building project; 3M already over on the site work at this point. Edward Yazbak has already informed the Town Council there would not be any money left at the end of the project. The committee unanimously approved the motion.

Edward Yazbak made motion to request from the Town Council 1.1M to spend on the football field and wait on the last \$500,000. Jane Biron seconded the motion. The committee unanimously approved the motion.

Stephen Lindberg mentioned that Town Councilmen Paul Leclerc was impressed with the fields. Paul Vadenais inquired how early can the football field be used and according to Charles Roberts September of 2008.

A reminder that the Town Council meeting will be held on Monday, June 11th at 7:00 p.m. regarding the budget.

Owner's Contingency Analysis

Edward Yazbak made motion to approve payment of #30, 40.1, 40.2, 40.3 and 40.4 out of the Owner's Contingency Fund. Paul Nordstrom seconded the motion. (The committee unanimously approved the motion.)

Edward Yazbak made motion to place #50 and #60 back in owner. David Chamberland seconded the motion. The committee unanimously approved the motion/

Ground Breaking is scheduled for Saturday, June 9, 2007, at 9:00 a.m.

Open Forum

Stephen Lindberg - regarding Owner's Contingency can we get a full report of the contingency as well as Builder's Contingency by the next meeting.

The next meeting will be on June 27, 2007

David Chamberland motioned to adjourned. The meeting adjourned at 9:00 p.m